



TOWN OF WELLS, MAINE PLANNING BOARD

Meeting Minutes
Monday, February 28, 2022, 7:00 P.M.
Wells Town Hall
208 Sanford Road

7:00 PM CALL TO ORDER & DETERMINATION OF QUORUM

Chairman Chuck Millian called the meeting to order at 7:00 PM. Members present: Brian Toomey, Charles Anderson, Richard DeBold, Steve Koeninger.

Staff present: Town Planner/Engineer Mike Livingston, Meeting Recorder Cinndi Davidson
Excused: Dennis Hardy

MINUTES

February 14, 2022

MOTION

Motion by Mr. Toomey, seconded by Mr. DeBold, to accept the minutes as written. Passed unanimously.

PUBLIC HEARINGS

- I. **M&L AGGREGATE RECYCLING, INC** – M&L Aggregate Recycling, Inc, owner/applicant. Lew Chamberlain, PE, agent, site Plan Application for a Business Contractor/ Recycling Facility use for wood product processing and composting. A 7,200 SF building, a 432 SF building, equipment storage areas, parking and 38,000 SF waste handling area are proposed. The property is located off Willie Hill Road and is within the Light Industrial District. Tax Map 41, Lot 13-1.

John MacLeod, applicant, and Lew Chamberlain of Attar Engineering were present. The applicant is proposing an outdoor wood waste handling area for leaves, brush, lumber and stumps. The DEP solid waste permits are pending. The waste handling area of 38,000 sq. ft. must be set back from property lines, wells and wetlands. There will be two buildings, an equipment storage area and parking area. The entrance will be gated and paved. The rest of the site will be gravel with an option to pave.

MOTION

Motion by Mr. Toomey, seconded by Mr. DeBold, to close the public hearing. Passed unanimously.

1 **II. WESLEY BY THE SEA – PHASE 4** – Preachers’ Aid Society of New England,
2 owner/applicant; BH2M Engineers, agent. Preliminary Subdivision Application
3 amendment seeking to further subdivide lot 2-10 into 6 more lots/single family dwelling
4 units within the Residential Cluster Development located off Dorfield Lane within the
5 Rural District. Tax Map 79, Lot 2-10.

6
7 Steve Blake of BH2M represented the applicant. The proposal is to extend Dorfield Lane and the
8 utility lines to access 6 more residential lots.

9
10 **MOTION**

11 Motion by Mr. Toomey, seconded by Mr. DeBold, to close the public hearing. Passed
12 unanimously.

13
14 **DEVELOPMENT REVIEW & WORKSHOPS**

15
16 **I. G&M HOLDINGS MEDICAL MARIJUANA CULTIVATION AND**
17 **PROCESSING** – Randy Guiffrida, owner/ applicant. Lewis Chamberlain, Attar
18 Engineering, agent. Site Plan Pre-Application for a Medical Marijuana Cultivation and
19 Processing Facility to be established within a 2,400 SF building and a 6,400 SF building.
20 The property is located off Willie Hill Road and is within the Light Industrial District.
21 Tax Map 41, Lot 13-2. **Consider scheduling a site walk**

22
23 Lew Chamberlain of Attar Engineering represented the applicant.

24
25 **MOTION**

26 Motion by Mr. Toomey, seconded by Mr. Anderson, to schedule a site walk for Saturday, April 9
27 at 9:45 AM, weather and ground conditions permitting. Passed unanimously.

28
29 **II. M&L AGGREGATE RECYCLING, INC** – M&L Aggregate Recycling, Inc,
30 owner/applicant. Lew Chamberlain, PE, agent, site Plan Application for a Business
31 Contractor/ Recycling Facility use for wood product processing and composting. A 7,200
32 SF building, a 432 SF building, equipment storage areas, parking and 38,000 SF waste
33 handling area are proposed. The property is located off Willie Hill Road and is within the
34 Light Industrial District. Tax Map 41, Lot 13-1. **Workshop public comments and draft**
35 **compliance/ Findings of Fact & Decisions**

36
37 There were no comments from the public hearing. A note will be added to the plan about the
38 types of material that will and will not be accepted and any grinding and crushing activities. The
39 LI Zone requires a tree every 30 ft.

40
41 **MOTION**

42 Motion by Mr. Toomey, seconded by Mr. DeBold, to approve the 40 ft. wide landscaped buffer
43 along Willie Hill Road. Passed unanimously.

44
45 There is a residential abutter to the northwest. The house is close to Route 9.

1 **MOTION**

2 Motion by Mr. Toomey, seconded by Mr. DeBold, that the no cut wooded area provides
3 adequate screening for the residential abutter. Passed unanimously.

4
5 The CEO finds that 15 parking spaces, including 1 ADA, are adequate.

6
7 **MOTION**

8 Motion by Mr. Toomey, seconded by Mr. Koeninger, to find that 15 parking spaces are adequate.
9 Passed unanimously.

10
11 The noise ordinance governs the hours of operation, 7 AM-10 PM on weekdays and 9 AM-9PM
12 on Sundays. Mr. MacLeod said he won't be working on Sundays and he wouldn't have to do
13 crushing/grinding every day. DEP permits for stormwater and solid waste management are
14 pending.

15
16 **MOTION**

17 Motion by Mr. Toomey, seconded by Mr. DeBold, to continue the workshop for 60 days. Passed
18 unanimously.

- 19
20 **III. WESLEY BY THE SEA – PHASE 4 – Preachers' Aid Society of New England,**
21 **owner/applicant; BH2M Engineers, agent. Preliminary Subdivision Application**
22 **amendment seeking to further subdivide lot 2-10 into 6 more lots/single family dwelling**
23 **units within the Residential Cluster Development located off Dorfield Lane within the**
24 **Rural District. Tax Map 79, Lot 2-10. Workshop public comments and draft**
25 **preliminary Findings of Fact & Decisions for possible preliminary approval**

26
27 There were no comments from the public hearing. There are no plans to develop Lot 10 at this
28 time. There will be a note on the plan that any additional dwelling unit or common facility would
29 require Planning Board approval. HOA documents, monuments and drainage easements will be
30 addressed during the final application review. Residential cluster lot sizes were discussed. The
31 subdivision is served by public water and sewer.

32
33 **MOTION**

34 Motion by Mr. Toomey, seconded by Mr. DeBold, to approve the lot size reductions. Passed
35 unanimously.

36
37 Trees greater than 24" have been identified. Some trees are proposed to be removed on Lots 14,
38 15 and 16.

39
40 **MOTION**

41 Motion by Mr. Koeninger, seconded by Mr. Toomey, to approve removal of the identified trees.
42 Passed unanimously.

43
44 **MOTION**

45 Motion by Mr. Toomey, seconded by Mr. DeBold, to approve the preliminary subdivision plan
46 and sign the plan and Findings of Fact & Decisions at the end of the meeting. Passed
47 unanimously.

1 **IV. WELLS ACTIVITY CENTER** – Town of Wells, owner; Parks & Recreation, applicant.
2 Site Plan Amendment Application seeking approval to add Day-Care Center use to the
3 Municipal Facility building and to establish a 2,500 SF outdoor playground on the
4 property. The property is located within the Residential Commercial, Mobile Home
5 Overlay and 75’ Shoreland Overlay Districts. The property is located off 113 Sanford
6 Road and is identified as Tax Map 134, Lot 34-EXE. **Workshop draft compliance/
7 Findings of Fact & Decisions for possible approval**
8

9 The Board previously required a 6 ft. tall vinyl buffer fence and was asked to reconsider due to
10 the cost.

11
12 **MOTION**

13 Motion by Mr. Toomey, seconded by Mr. Anderson, to allow a solid fence, either wood or vinyl,
14 but not a chain link fence. Passed unanimously.

15
16 **MOTION**

17 Motion by Mr. Toomey, seconded by Mr. DeBold, to find the application compliant. Passed
18 unanimously.

19
20 **MOTION**

21 Motion by Mr. Toomey, seconded by Mr. Anderson, to approve the site plan and sign the plan
22 and Findings of Fact & Decisions at the end of the meeting. Passed unanimously.
23

24 **V. DELLS DOWNEAST SUBDIVISION** – Paul M. Bisceglia, owner; Patrick W. Johnson,
25 Agent; JPS Surveying and Engineering, Engineer. Final Subdivision Application for a 13
26 lot/dwelling unit Residential Cluster Development off of Hiltons Lane within the Rural
27 District. Tax Map 17, Lot 16. **Workshop final completeness and consider for
28 scheduling final public hearing**
29

30 Patrick Johnson represented the applicant. Mr. Livingston reviewed his memo; the preliminary
31 conditions of approval have been addressed. The MDEP stormwater permit application has been
32 submitted; the permit is pending. Removal of some 24” trees will be considered after the public
33 hearing. A small open space with public access may be proposed later in a subdivision
34 amendment. Buffering, screening and no cut areas will be reviewed after the final public
35 hearing. Mr. Koeninger recommended reviewing the cost estimate for the roadway since prices
36 have gone up.
37

38 **MOTION**

39 Motion by Mr. Toomey, seconded by Mr. Anderson, to appoint the Planning Office
40 completeness agent to schedule a public hearing once a copy of the DEP permit application is
41 received. Passed unanimously.
42

43 **VI. KENNBUNK SAVINGS BANK** – Kennebunk Savings Bank, owner; ReVision Energy,
44 applicant. Site Plan Application to remove the office building at the rear of the property
45 and construct a ground mounted solar array system in its place. The existing Bank and
46 associated drive-thru and parking to remain. The property is located off 49 Sanford Road
47 and is within the General Business and 75’ Shoreland Overlay Districts. Tax Map 134,

1 **Lot 40. Receive Site Plan Application and workshop completeness and consider for**
2 **scheduling a public hearing**
3

4 **MOTION**

5 Motion by Mr. Toomey, seconded by Mr. DeBold, to receive the site plan amendment
6 application. Passed unanimously.
7

8 Dennis Byrd of Kennebunk Savings Bank and Alex Roberts-Pierel of ReVision Energy were
9 present. The Board conducted a site walk last fall. This application seeks after the fact approval
10 for changes since the 1984 site plan approval, and for construction of a 100KW solar array. A
11 recent survey corrected the westerly property line and changed the location of one row of panels.
12 The plan should show the landscaped buffer along Route 109 and the vegetated screening for the
13 residential abutters. A 6 ft. chain-link fence is proposed for the solar array and an arborvitae
14 planting around the dumpster. Landscaping decisions will be made after the public hearing.
15 Stormwater runoff into Depot Brook will be reduced with the change of use.
16

17 Parking needs for the array will be minimal, as there may be occasional visits by one or two
18 maintenance workers. There was a question from an abutter about the noise level from the
19 array. Mr. Roberts-Pierel said the noise level from the inverters is about 60 dB at one meter, and
20 with the distance to her property line it may be inaudible. Noise is generated only in daytime
21 when the array is operating. Construction is expected to start this spring.
22

23 **MOTION**

24 Motion by Mr. Toomey, seconded by Mr. Koeninger, to appoint the Planning Office
25 completeness agent to schedule a public hearing. Passed unanimously.
26

27 **OTHER BUSINESS**

28
29 Review SRC and CEO site plan applications
30

31 Mr. Toomey mentioned the MDOT traffic study on Route One, and should there be a
32 moratorium on new projects in that area pending further review. Mr. Koeninger said we can't
33 hold up projects waiting for the DEP. Mr. Livingston will prepare a memo for the Board on
34 moratoriums
35

36 **ADJOURN**

37
38 **MOTION**

39 Motion by Mr. Toomey, seconded by Mr. DeBold, to adjourn and sign plans and Findings.
40 Passed unanimously.
41

42 **MINUTES APPROVED _____, 2022**

43
44 **ACCEPTED BY:**

45
46
47 _____
48 Richard DeBold, Secretary

Cinndi Davidson, Recorder

DRAFT